180.0	0010	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,000 / 630,000
					USE VALUE:	630,000 / 630,000
					ASSESSED:	630,000 / 630,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WADSWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLELLAN JOSEPH D JR
Owner 2:	
Owner 3:	
Street 1:	6 WADSWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC LELLAN ESTELLE -
Owner 2:	-
Street 1:	6 WADSWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,620 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1885 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7620.000	221,400		408,600	630,000
Total Card	0.175	221,400		408,600	630,000
Total Parcel	0.175	221,400		408,600	630,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.25 | /Parcel: 334.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122520

GIS Ref

GIS Ref

Insp Date 07/31/18

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0010-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,400	0	7,620.	408,600	630,000	630,000	Year End Roll	12/18/2019
2019	101	FV	185,700	0	7,620.	408,600	594,300	594,300	Year End Roll	1/3/2019
2018	101	FV	185,700	0	7,620.	344,400	530,100	530,100	Year End Roll	12/20/2017
2017	101	FV	185,700	0	7,620.	315,200	500,900	500,900	Year End Roll	1/3/2017
2016	101	FV	185,700	0	7,620.	268,500	454,200	454,200	Year End	1/4/2016
2015	101	FV	184,800	0	7,620.	233,500	418,300	418,300	Year End Roll	12/11/2014
2014	101	FV	184,800	0	7,620.	216,000	400,800	400,800	Year End Roll	12/16/2013
2013	101	FV	184,800	0	7,620.	205,500	390,300	390,300		12/13/2012

!14182!

PRINT

Date	Time
12/11/20	04:03:13

LAST REV

Date	Time
12/01/20	14:33:00

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14182

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LELLAN ESTEL	1242-114		9/12/2001	Family	1	No	No		
	13700-133		5/1/1979		55,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2002	990	Re-Roof	4,700					
8/13/1992	376		13,615					8X20 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2020	OWNR INFO	MM	Mary M
7/31/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Inspected	163	PATRIOT
11/20/2008	Measured	336	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7620		Sq. Ft.	Site		0	70.	0.77	7			Med. Tr	-10					408,617						408,600	

Total AC/HA: 0.17493 | Total SF/SM: 7620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,617 | Spl Credit | Total: 408,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	9 - Stone	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00091958
Adj $ / SQ:	128.368
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320805
Depreciation:	99450
Depreciated Total:	221356

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

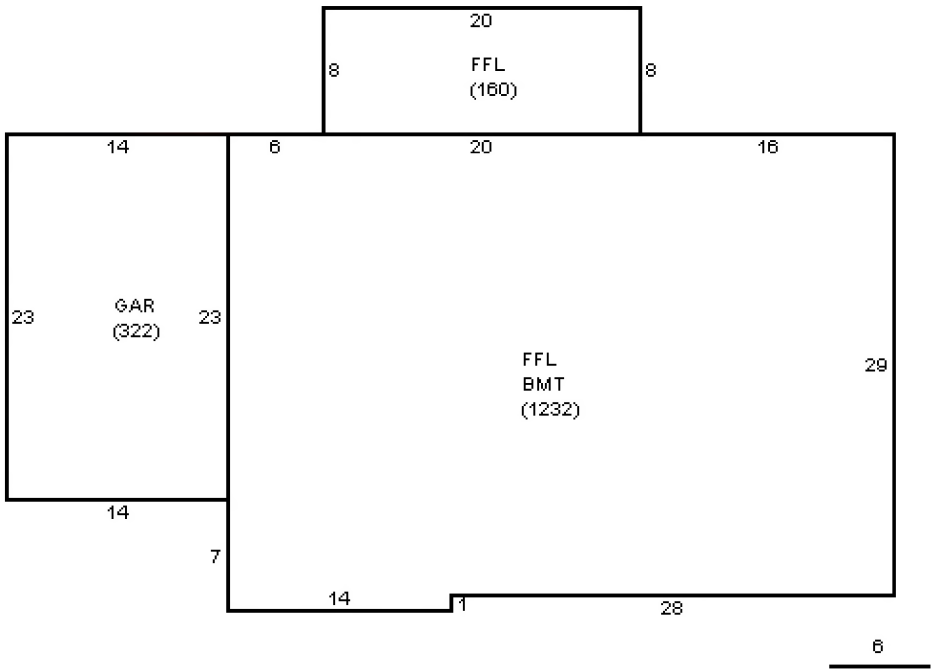
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.37
Special Features:	0	Val/Su Net:	75.15
Final Total:	221400	Val/Su SzAd	159.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,392	128.370	178,688
BMT	Basement	1,232	48.520	59,780
GAR	Garage	322	22.780	7,337

Net Sketched Area:	2,946	Total:	245,805
Size Ad	1392	Gross Are	2946	FinArea	1885
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0010-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc